

# Bluestone Business Park

## A Sustainable Re-development



**Bluestone Business Park** is extremely well located at the I-90/Rt. 2 interchange at E. 260th Street in the pro-business community of Euclid, Ohio. It is served by two (2) major rail lines (CSX and Norfolk Southern). The park is located within an Opportunity Zone and a Community Reinvestment Area (CRA), which will provide 100% real estate tax abatement on improvements for 15 years. Developed sites up to 39 acres are available.



CORPORATE PROPERTIES

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"Partnering with Fogg for our new manufacturing and distribution center was a fantastic experience. Their team demonstrated exceptional project management, knowledge, and attention to detail throughout the project. They delivered a facility that met our operational needs, and their commitment to quality and collaboration truly stood out. We wouldn't hesitate to work with them again." -Haydon Corporation

# STANDARD SPECIFICATIONS

## Bluestone Business Park



The following information is a general description of the project. Please see the Individual Space Specifications for more details on each available space.

### Features of the park include:

- Extremely well-located directly at the E.260th st. Exit of I-90/Rt. 2
- Within minutes of I-271, the Ohio Turnpike (I-80) and downtown Cleveland
- Zoned for industrial use
- The site has the very unusual benefit of being served by two (2) railroads (CSX and Norfolk Southern)
- Sites up to 39 acres are available
- The property is located within a Community Reinvestment Area (CRA) which offers 100% abatement of real estate taxes on improvements for 15 years
- All sites will be fully developed with all utilities available
- All projects in the park will feature “green design” with

at least Silver LEED certification

- The park is located in the pro-business community of Euclid, a suburb of Cleveland, Ohio.
- The Greater Cleveland area offers the following benefits:
  - Affordable housing
  - Affordable cost of living
  - Easy commutes
  - World class manufacturing
  - An established labor pool
  - Health care & finance industries
  - Major airline hub
  - Regional transit systems
  - Major sports teams
  - The Pro Football Hall of Fame
  - The Rock and Roll Hall of Fame
  - A world class orchestra
  - World class museums
  - Lake Erie

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